GOVERNMENT OF INDIA
URBAN DEVELOPMENT
LOK SABHA

UNSTARRED QUESTION NO:2943
ANSWERED ON:14.03.2000
FARM HOUSES IN DELHI
PRABHUNATH SINGH

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether the Government have fixed any norms for farm houses located in Delhi;

(b) if so, the details thereof;

(c) whether violation of norms fixed for these farm houses has been noticed by the Government during the last three years;

(d) if so, the details thereof; and

(e) the action taken by the Government against such farm houses?

Answer

MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI BANDARU DATTATREYA)

(a): Yes, Sir.

(b): As per the provisions of Master Plan Delhi 2001 as modified vide Notification dated 23rd July, 1998, Farm Houses are permissible in rural use zone with following development control norms:

1. Minimum size of the farm house 0.8 ha.
2. Maximum ground coverage 5%
3. Maximum FAR 5
   (subject to max. of 500 sqm. irrespective
   of the size of the farm)
4. No. of storeys 2
5. Max. height 8 mtrs.

All constructions including basement, if any, will be counted towards FAR.

6. Other controls:

i) Setback in dwelling house should be 15 m away from any boundary line of the property.
ii) Where the property abuts any urban roads, the dwelling house building should have setback from the centre line of that road of 60 m. Where the property abuts a village road, the building setback from the centre line of that road should be 30 m.

iii) No dwelling unit should be built within 400 m of the right of way of any National Highway.

(c): Yes, Sir.

(d): 348 cases of violation of norms have been noticed by M.C.D.

(e): MCD has reported that the owners/occupiers have now applied for regularisation of the farm houses.In 122 cases the farm houses have since been regularised by the MCD and 207 cases are under process of regularisation.The remaining 19 cases have been booked for action under the provisions of the DMC Act, 1957.